

Distribution Warehouse with extensive secure Yard offering potential for further development (stpc)

Dalton Transport & Distribution, Dalton Airfield, Thirsk YO7 3HR

Approx 28,880 sqft (2,683 sqm) on site of 3.18 acres (1.29 Ha)

- Suitable for high bay storage and distribution
- Large secure fenced and partially concreted yard
- Scope to increase density with new development in yard area (subject to planning)

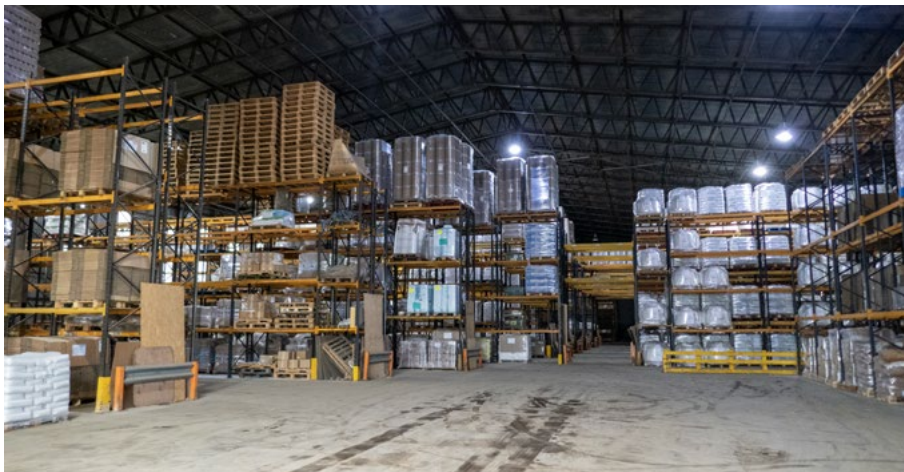
FM
Fordy Marshall

LAND & PROPERTY CONSULTANTS



Dalton Transport & Distribution, Dalton Airfield, Thirsk YO7 3HR

01937 918 088
fordymarshall.com



Dalton Transport & Distribution, Dalton Airfield, Thirsk YO7 3HR

01937 918 088

fordymarshall.com

FM
Fordy Marshall

LAND & PROPERTY CONSULTANTS

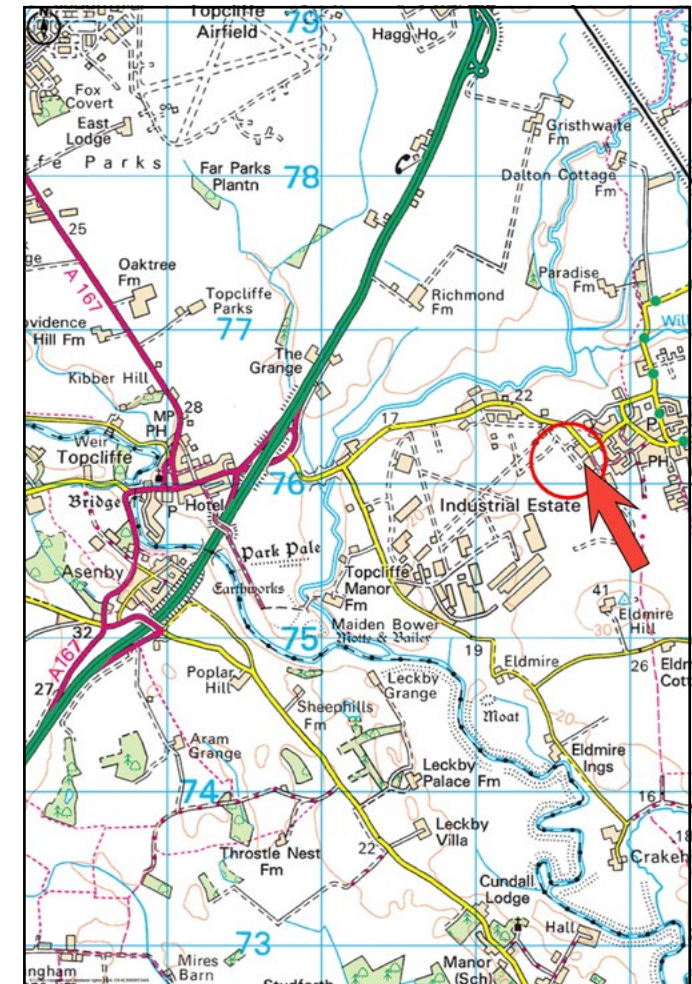
Location

The premises are located on the north eastern edge of the former Dalton Airfield, now known as Dalton Airfield Industrial Estate, close to the village of Dalton, and some 6 miles south of the North Yorkshire market town of Thirsk.

Dalton Airfield occupies an excellent strategic location just off the A168 dual carriageway, in turn providing direct access to the A1 motorway (J49) only 5 miles to the southwest, and the A19 north to Teesside and the North East. The A168 lies approx 2 miles away and can be reached from the property within a matter of minutes, making this a highly sought after location for logistics and other large scale manufacturing businesses.

Dalton Industrial Park has now established itself as a long standing successful employment centre, with occupiers including Severfield Plc, Cleveland Steel & Tubes, Wetherby Group, Harringtons/ Inspired Pet Nutrition, Cargill, and currently under construction a new multi million pound animal feed mill for l'Anson.

More recently National commercial developers, Opus North with funding from Citivale, have secured planning consent to develop new logistics and manufacturing facilities on nearby former airfield land, to be known as Dalton 49. This site covers some 43 acres in total, and will incorporate a variety of new buildings, up to 650,000 sqft, currently being offered on a pre let or pre-sale basis. The significant investment is an clear indication of the value seen in the excellent connectivity offered by this prime location.



Dalton Transport & Distribution, Dalton Airfield, Thirsk YO7 3HR

01937 918 088

fordymarshall.com

FM
Fordy Marshall

LAND & PROPERTY CONSULTANTS

Description

The property comprises a clear span 'lattice' steel frame warehouse facility, together with adjoining yard area. The building has a concrete floor, and currently houses racking system for goods storage. The elevations and roof are fitted with profile steel cladding panels which were replaced in 1985. The roof panels are insulated, the side elevations are single skin. On the eastern elevation, the panels include approx 30% translucent clear sheeting, which assists with natural light to the warehouse.

The property benefits from the following summary specification:

- Loading Door (approx. 4.8m wide x 4.9m high)
- Min eaves height of approx. 7.5m. Approx 9m full height to apex.
- 3 Phase Electric Supply and Mains Water
- Ground Floor Office space with mess room and kitchen.
- Oil fired central heating to Offices
- First Floor Mezzanine storage above offices.
- Generous yard area with part concrete and part compressed hardcore.
- Security fencing around the perimeter.

The property has been in use by the current owners, Dalton Transport & Storage Ltd for over 30 years.

Agents Note: The mono pitched building which adjoins the southern elevation of the property does not form part of the sale. This is to be retained by the Vendors.

Site Area

The overall site area is approx 3.18 acres (1.29 Ha) including the yard and building footprint.

Schedule of Floor Areas

The following areas are given as a guide only and recorded as Gross Internal Areas. Prospective purchasers will be required to satisfy themselves as to the Floor Areas.

Description	Sqft	Sqm
Warehouse	27,284	2,534.8
Offices/Ancillary	616	57.2
Mezzanine Storage	980	91.0
TOTAL	28,880	2,683.0

Tenure

The property is available for sale freehold with vacant possession on completion.

Business Rates

We understand that the property is currently assessed as follows:

Date	Description	Rateable Value
Wef 1st April 2023	Warehouse & Premises	£77,500

Agents Note: The Business Rates assessment includes the attached mono pitched warehouse/workshop situated on the southern elevation of the property. This is excluded from the sale and is to be retained by the vendors. The Business Rates will need to be adjusted to split the two parts of this single assessment.



Dalton Transport & Distribution, Dalton Airfield, Thirsk YO7 3HR

01937 918 088

fordymarshall.com

FM
Fordy Marshall

LAND & PROPERTY CONSULTANTS

Energy performance certificate (EPC)

Dalton Transport And Storage Ltd
Dalton Lane
DALTON
YO7 3HR

Energy rating
D

Valid until: 20 November 2033

Certificate number: 2128-2321-0119-4880-4959

Property type Storage or Distribution

Total floor area 3,013 square metres

Rules on letting this property

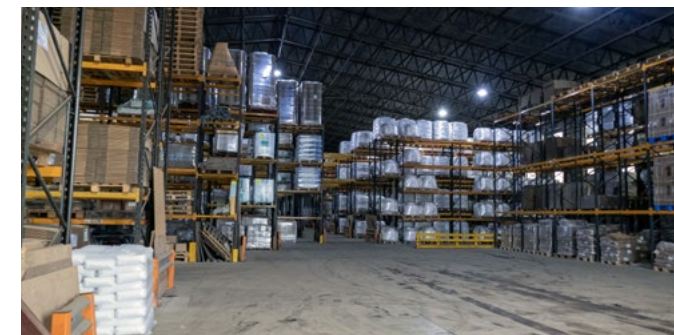
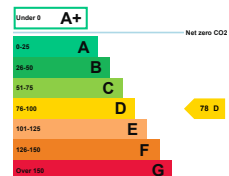
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



Services

We are advised that the property is connected to mains 3 phase electric, water, telecoms, and foul drainage. The agents have not tested services; ingoing tenants are required to satisfy themselves in respect of availability and condition of the service provision to the subject property.

EPC

The Property has an EPC Rating of D-78. A full copy of the EPC is available on request, or can be downloaded from the agents website.

VAT

The property has not been elected for VAT, hence VAT will not be levied on the sale price.

Quoting Terms

The property is offered for sale at a quoting price of £1,500,000 subject to contract.

Legal Costs

Each party will pay their own legal costs.

Viewing/Further Information

Viewing is strictly by appointment with the agents:

Fordy Marshall

Bowcliffe Hall, Bramham, Wetherby LS22 6LP

Contact: **Christopher Fordy**

Mobile: **07809 202300**

Email: christopherfordy@fordymarshall.com

Particulars prepared: February 2024. Reference FM161.

Photos Taken January 2024

If you require this publication in an alternative format, please contact Fordy Marshall on 01937 918 088. **IMPORTANT NOTICE** Fordy Marshall and LM1 for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers or lessors and do not constitute part of an offer or contract. Prospective purchasers and lessors ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details given are given in good faith, and are believed to be correct, but any intending purchasers or lessors should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Fordy Marshall has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Fordy Marshall, nor enter into any contract on behalf of the vendor or lessor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessors in inspecting properties which have been sold, let, or withdrawn. **MEASUREMENTS AND OTHER INFORMATION:** All measurements are approximate. No Services have been tested. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.